



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer  
Clerk of the Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

Chief Administrative Officer

At its meeting held October 21, 2003, the Board took the following action:

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Supervisor Burke made the following statement:

“The County owns a parcel of land comprising 49,500 square feet and improved with a two-story concrete office building located at 4920 South Avalon Boulevard, Los Angeles. The subject building contains 26,822 rentable square feet along with a total of 54 on-site surface parking spaces. At the present time there are no County departments occupying the property which is considered surplus to any present or foreseeable County needs.

“Avalon-Carver Community Center (ACCC), a nonprofit corporation, which has occupied the majority of the site since 1981, has requested the County to transfer the property to ACCC. This will allow ACCC to make immediately needed repairs to the facility while continuing to provide social services to the local community in critically needed areas such as alcohol/drug counseling, intake/screening, arts and crafts, cooking classes, recreation classes, child care, and senior citizens and volunteer programs. A portion of the facility is occupied by the Bay Area Addiction Research and Treatment, Inc., which provides community services for drug addiction under a separate lease with the County.”

Merritt Holloway addressed the Board.

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## 2 (Continued)

Therefore, on motion of Supervisor Burke, seconded by Supervisor Knabe, unanimously carried, the Board took the following actions:

1. Made the following findings:
  - That the property located at 4920 South Avalon Boulevard, City of Los Angeles (2) is surplus to any present or foreseeable County needs;
  - That the social services provided by Avalon-Carver Community Center to the local community serve public purposes which benefit the County; and
  - That the proposed direct sale of this surplus property is exempt from the California Environmental Quality Act.
2. Approved the sale of the property to Avalon-Carver Community Center for the sum of \$586,500.00, subject to the following conditions and deed restrictions:
  - Avalon-Carver Community Center will replace the entire roof of the facility at an estimated cost of \$56,000.00, no later than six months from the transfer of the property;
  - Avalon-Carver Community Center will assume the obligations of the County under the lease between the County and Bay Area Addiction Research and Treatment, Inc. entered into on December 27, 2001, and will abide by all its terms and conditions provided, however upon expiration of said lease, the entire property shall be used exclusively by Avalon-Carver Community Center for providing community services;
  - At all times and under all conditions said property and services shall be equally open and available to residents of incorporated and unincorporated territory, and there shall be no discrimination against or preference, gratuity, bonus or other benefits given to residents of incorporated territory that are not equally accorded residents of unincorporated territory;

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- The quitclaim deed shall contain a default remedy that if the property is not used for nonprofit community services, that all right, title and interest in and to said property shall revert back to the County after the County gives a 30-day written notice to Avalon-Carver Community Center; and
  - The deed shall contain a County option to waive its right of reverter remedy in exchange for 50% of the increase in the fair market value of the property should Avalon-Carver Community Center decide to sell the property to another nonprofit agency in the future.
3. Authorized the Chief Administrative Officer to negotiate terms and conditions of the sale including a note secured by a deed of trust, and to execute a sale and purchase agreement and other related documents; and
  4. Instructed the Chair to execute a quitclaim deed.

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Copies distributed:  
Each Supervisor  
County Counsel